



King County

Metropolitan King County Council Growth Management and Natural Resources Committee

Agenda Item No.: 4 **Date:** March 18, 2008
Briefing No.: 2008-B0059 **Prepared by:** Kendall Moore
Attending: Paul Reitenbach, DDES

REVISED
(substantive revisions shown in italics and underlining)

SUBJECT

Briefing on Executive's 2008 proposed amendments to King County Comprehensive Plan ("KCCP") with regard to Chapters 10 (Community Plan) and 11 (Implementation)

SYNOPSIS OF KEY ISSUES

There are no significant issues presented in these chapters.

1. Chapter 10 - Community Plans

Found at chapter 10 are the twelve Community Plans that were re-adopted as part of the first King County Comprehensive Plan under GMA in 1994. The only proposed change is to the Vashon Community Plan, adding six watershed planning policies proposed by the Vashon-Maury Island Groundwater Protection Committee.

These have been vetted by Executive staff and present no issues. They include policies on educating Islanders regarding groundwater protection, septic system maintenance and operation, and the use of pesticides. Additionally there are proposed policies encouraging expansion of the use of alternative on-site sewer treatment and to seek funding for the removal of fuel tanks.

2. Chapter 11 – Implementation

Found at page 11-2 is a table that corresponds zoning to land use designations. None of the proposed changes are significant, except for the fact that they bring the table into

line with existing policy and provide better clarity regarding a land use designation. For example:

- a. moving White Center to the left hand column clarifies that it is the only Unincorporated Activity Center in the County. This comports with the text found on page 2-13.
- b. Removing the R-12 through R-48 from Community and Neighborhood Business Centers brings the table into compliance with policy. See U-157 and U-162. While it is the case that parcels within these two land use designation continue to have R zoning classifications and shall retain them, it clarifies for property owners, that should they wish to upzone from an R-12 to a higher density, that shall require a mixed-use development.
- c. Changing the name of “Rural Neighborhood” to “Rural Neighborhood Commercial Center” eliminates the confusion that this land use designation was only for residential zoning.
- d. Changing “Rural Residential” to “Rural Area,” again clarifies that other permitted activities other than just residential use is allowed in the Rural Area. (By contrast, housing is the predominant use for properties with a “Urban Residential” designation.)
- e. Removing the word “Owned” from the “Open Space” designation acknowledges that King County may not always own open space in fee simple but that the open space may be by easement or other title restriction.

ATTACHMENTS:

1. Matrix of Land use Designations and Zoning Classifications/Code

I. Land Use Designations and Zoning Classifications/Code

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the comprehensive plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the table below:

Comprehensive Plan Land Uses	Zoning*																						
Unincorporated Activity Center : <u>White Center</u>	R-12, R-18, R-24, R-48, ((RB (not allowed in White Center))) NB, CB, O, I																						
Community Business Center	NB, CB, O, ((R-12, R-18, R-24, R-48))																						
Neighborhood Business Center	NB, O, ((R-12, R-18, R-24, R-48))																						
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted																						
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I																						
Urban Residential, High	R-18, R-24, R-48																						
Urban Residential, Medium	R-4, R-6, R-8, R-12																						
Urban Residential, Low	R-1																						
Rural City Urban Growth Area	UR ((I, RB—These)) <u>The following two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994((-): I, RB</u>																						
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I																						
Rural Neighborhood <u>Commercial Center</u>	NB, RA-5																						
Rural ((Residential)) <u>Area</u>	RA-2.5, RA-5, RA-10, RA-20																						
Industrial	I																						
Forestry	F, M																						
Agriculture	A																						
Mining	M																						
Greenbelt/Urban Separator	R-1																						
King County ((Owned))Open Space((Recreation)) <u>System</u>	All zones																						
Other Parks/Wilderness	All zones																						
<p>* This is the range of zoning that may be allowed within each comprehensive plan land use designations ((based on)) <u>subject to</u> comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.</p> <p>Zoning Designations</p> <table> <tr> <td>A</td><td>Agricultural (10 or 35 acre minimum lot area)</td></tr> <tr> <td>F</td><td>Forest (80 acre minimum lot area)</td></tr> <tr> <td>M</td><td>Mineral</td></tr> <tr> <td>RA</td><td>Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)</td></tr> <tr> <td>UR</td><td>Urban Reserve</td></tr> <tr> <td>R</td><td>Urban Residential (base density in dwelling units per acre)</td></tr> <tr> <td>NB</td><td>Neighborhood Business</td></tr> <tr> <td>CB</td><td>Community Business</td></tr> <tr> <td>RB</td><td>Regional Business</td></tr> <tr> <td>O</td><td>Office</td></tr> <tr> <td>I</td><td>Industrial</td></tr> </table>		A	Agricultural (10 or 35 acre minimum lot area)	F	Forest (80 acre minimum lot area)	M	Mineral	RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)	UR	Urban Reserve	R	Urban Residential (base density in dwelling units per acre)	NB	Neighborhood Business	CB	Community Business	RB	Regional Business	O	Office	I	Industrial
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